PT JOHN LOWE GRANT
SEC'S 42-2N-27E & 51-3N-27E
IN OR 7/24 (EX R/W IN

SOUTHERN BELL TEL & TEL CO
C/O BELLSOUTH TELECOMM INC, DBA AT&T FLORIDA
ST LOUIS, MO 63101

2023

42-2N-27-0000-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

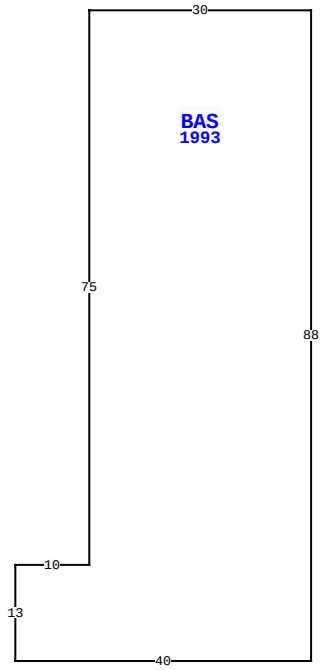
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,770	100	2,770	68,430
TOTALS	2,770		2,770	68,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,770	86.9856	123.52	342,150	1955	1970	0	0	0	80.00	20.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 2770 HX Base Yr



463196 SR 200, YULEE

BLD DATE	11/09/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	68,430
TOTAL MARKET OB/XF VALUE	8,929
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	162,359
SOH/AGL Deduction	14,064
ASSESSED VALUE	148,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,295
TOTAL JUST VALUE	162,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4035	N/A	11,600	02/24/1987
3715	N/A	49,005	11/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S75 W10 S13 E40 N88 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,234.00	SF	4.00	4.00	100	1990	1990	3	62	3,060	
2	0430	CL FNC 6B	0	0	0	0	275.00	LF	9.70	9.70	100	1990	1990	3	28	747	
3	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1990	1990	3	28	196	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1990	1990	3	28	84	
5	0400	CONC CURB	0	0	0	0	56.00	LF	15.00	15.00	100	1990	1990	3	70	588	
6	0812	CONCRETE C	0	0	0	0	1,044.00	SF	4.00	4.00	100	1990	1990	3	62	2,589	
7	0810	CONCRETE A	0	0	13	11	143.00	SF	6.50	6.50	100	2012	2012	3	94	874	
8	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1990	1990	3	29	522	
9	0819	CONC 12"	0	0	8	7	56.00	SF	9.50	9.50	100	1980	1980	3	35	186	
10	0819	CONC 12"	0	0	5	5	25.00	SF	9.50	9.50	100	1980	1980	3	35	83	

TOTAL OB/XF 8,929

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009100	C	UTILITY	0		RM	75.00	175.00	17,000.00	SF		1.00	1.00	1.00	5.00	5.00	85,000							

REVIEW DATE 11/09/2017 BY KK Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS